



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 19, 2012

1202-PUD-02

Exhibit 1

Petition Number: 1212-PUD-13

Subject Site Address: Generally located on the southeast corner of 186th and Shady Nook Road

Petitioner: Redwood Acquisition, LLC.

Representative: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

Request: Redwood Acquisition, LLC requests an amendment to the Andover PUD to allow multi-family dwellings within Parcel G of the Andover PUD.

Current Zoning: Andover PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 46 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Andover PUD (Ord. 06-24), Approved May 22, 2006.
4. Petitioner's Proposal

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the November 12, 2012 City Council meeting and is scheduled to receive a public hearing at the November 19, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Amendments to PUD ordinances are required to be considered at a public hearing. The public hearing for this petition will be held on November 19, 2012 at the APC meeting.
 - Notice of the November 19, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the December 03, 2012 APC meeting.
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Project Overview

Project Location

The subject property is located on approximately forty-six (46) acres on the southeast corner of 186th Street and Shady Nook Road in the Andover Planned Unit Development (“PUD”). Fifty (50) units of single-family attached dwellings are currently constructed in Parcel G.

Project Description

Currently, Parcel G of the Andover PUD permits the use of single-family attached and detached units. The proposed amendment would allow the use of multi-family dwellings along with single-family attached and detached units. The number of dwellings permitted in Parcel G would remain the same at two hundred and forty-two units (242) and there is no proposed increase in density. The concept plan includes approximately twenty-one (21) acres for open space in Parcel G. No changes of building materials are proposed from the existing single-family attached units.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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Staff Comments

1. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674-6599 or rclark@westfield.in.gov.